

[41 & 42 VICT.] *Metropolis (Bowman's Buildings, Marylebone, and Essex Road, Islington,) Improvement Provisional Orders Confirmation Act, 1878.* [Ch. cxii.]



### CHAPTER cxii.

An Act to confirm certain Provisional Orders of one of Her Majesty's Principal Secretaries of State for the Improvement of certain Unhealthy Areas within the Metropolis. A.D. 1878.

[4th July 1878.]

**W**HEREAS the Right Honourable Richard Assheton Cross, one of Her Majesty's Principal Secretaries of State, has made the Provisional Orders set forth in the Schedule hereunto annexed under the Artizans and Labourers Dwellings Improvement Act, 1875 :

And whereas it is requisite that the said Orders should be confirmed by Parliament :

Be it therefore enacted by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows :

1. The Orders set out in the Schedule hereunto annexed are hereby confirmed.

Orders in  
Schedule  
confirmed.

2. This Act may be cited as the Metropolis (Bowman's Buildings, Marylebone, and Essex Road, Islington,) Improvement Provisional Orders Confirmation Act, 1878.

Short title.

[Ch. cxii.] *Metropolis (Bowman's Buildings, [41 & 42 VICT.]  
Marylebone, and Essex Road, Islington,) Improvement  
Provisional Orders Confirmation Act, 1878.*

A.D. 1878.

SCHEDULE.

*The Artizans and Labourers Dwellings Improvement Act, 1875.*

METROPOLIS (BOWMAN'S BUILDINGS, MARYLEBONE)  
IMPROVEMENT.

PROVISIONAL ORDER.

WHEREAS the Metropolitan Board of Works presented to me, the Right Honourable Richard Assheton Cross, one of Her Majesty's Principal Secretaries of State, a petition praying that an Order might be made confirming a scheme prepared by the said Board, under the above-mentioned Act, for the improvement of an area situated in the parish of Saint Marylebone, and subject to the jurisdiction of the said Board as the Local Authority under the said Act:

And whereas a copy of the said scheme and of the estimates with which it was accompanied is annexed to this Order:

And whereas on consideration of the said petition, and on proof of the publication of the proper advertisements and of the service of the proper notices, I thought fit to proceed with the case, and directed a local inquiry to be made by Mr. D. Cubitt Nichols in or in the vicinity of the area to which the scheme relates, for the purpose of ascertaining the correctness of the official representation made to the Metropolitan Board of Works as to the area, and the sufficiency of the scheme provided for its improvement, and any local objection to be made to such scheme:

And whereas before commencing such inquiry the said D. Cubitt Nichols made public by advertisement his intention to make such inquiry, and stated the time and place at which he would be prepared to hear all persons desirous of being heard upon the subject thereof, in accordance with the provisions of section seventeen of the above-mentioned Act:

And whereas the said D. Cubitt Nichols has reported to me in favour of the said scheme, subject to certain qualifications mentioned in his report:

And whereas the number of persons of the working class that will be displaced by the scheme if carried out in accordance with this Order is estimated to be 806, as set forth in the following table:

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*Provisional Orders Confirmation Act, 1878.*

A.D. 1878.

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
73	1	73	3.31	242
94	2	188	4.48	421
34	3	122	4.2	143
201 Holdings.	or more	383 Rooms.		806 Occupants.

Now, in pursuance of the powers vested in me by the said Act, I hereby confirm the said scheme, and authorise the same to be carried into execution, subject to the following conditions and modifications :

With respect to the appropriation of lands, the scheme of the Metropolitan Board shall be read as if in lieu of the plan marked B. No. 13 annexed to the said scheme there was substituted the plan marked G. No. 13 annexed to a copy of this Order and signed by me, and deposited at the Home Office, and as if in lieu of the Schedule B. annexed to the said scheme there was substituted the following :

SCHEDULE B.

The dwellings for persons of the working class to be erected on the lands constituting the improvement area shall be built in blocks distinguished by the letters A, B, C, D, E, F, G, respectively shown on the plan marked G. No. 13, so signed and deposited as aforesaid, in the situations where the said blocks are to be placed.

The blocks shall each consist of five storeys, each storey being not less than eight feet high in the clear, and shall be so constructed as to provide in the aggregate accommodation for not less than 950 persons of the working class, as set forth in the subjoined Table :

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
75	1	75	2	150
150	2	300	4	600
40	3	120	5	200
265 Holdings.		495 Rooms.		950 Occupants.

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A.D. 1878. Each block shall, on every storey, according to the number and size of the buildings therein, be furnished with waterclosets, sinks with water supply, and dust shoots.

The buildings on the lands constituting the improvement area, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings on the said lands shall be erected according to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries of State.

*Streets.*

As shown on the said plan so signed and deposited as aforesaid :—

Linton Place to be widened to 30 feet to the east of premises in Edgware Road, and continued of the same width into Manning Street.

A new street, 30 feet wide, to be formed from Bell Street to Linton Place.

RICHD. ASSHETON CROSS.

Home Office, Whitehall,  
3rd April 1878.

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*The Artizans and Labourers Dwellings Improvement Act, 1875.*

**METROPOLIS (BOWMAN'S BUILDINGS, MARYLEBONE)  
IMPROVEMENT.**

SCHEME for the Improvement of certain Lands within the Metropolis, situate in the Parish of Saint Marylebone, in pursuance of the Artizans and Labourers Dwellings Improvement Act, 1875.

*Preliminary.*

WHEREAS an official representation, under the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, has been made to us by John Whitmore, M.D., the medical officer of health to the parish of Saint Marylebone, with reference to certain houses, courts, or alleys within a certain area situate in the said parish of Saint Marylebone, and within our jurisdiction as the Local Authority within the meaning of the said Artizans and Labourers Dwellings Improvement Act, 1875, to the effect that the said houses, courts, or alleys were unfit for human habitation, or that diseases indicating a generally low condition of health among the population had been from time to time prevalent within the said area, and that such diseases might reasonably be attributed to the closeness, narrowness, or bad arrangement, or to the bad condition of the streets and houses or groups of houses within such area, or to the want of light, air, ventilation, or proper conveniences, or to other sanitary defects,

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and that the evils connected with such houses, courts, or alleys, and the sanitary defects in such area could not be effectually remedied otherwise than by an Improvement Scheme for the re-arrangement and re-construction of the streets and houses within such area :

A.D. 1878.

And whereas we, the Metropolitan Board of Works, have taken such representation into our consideration, and being satisfied of the truth thereof, and of the sufficiency of our resources, have passed resolutions to the effect that the said area, which is coloured red upon the plan hereunto annexed, is an unhealthy area, and that an Improvement Scheme ought to be made in respect thereof, and that such Improvement Scheme should also include the lands coloured blue on the plan hereunto annexed :

Now, therefore, we, the Metropolitan Board of Works, in furtherance of such resolution, and in pursuance of the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and of the powers by the said Act conferred upon us, do make the scheme following:—

*Improvement Area.*

1. The area delineated and coloured red and blue on the map marked A. No. 13 to this scheme annexed, on which map the area referred to in the before-mentioned resolution is coloured red, and the neighbouring lands are coloured blue, shall constitute the improvement area to which the scheme applies.

*Acquisition of Lands.*

2. The lands constituting the said improvement area, or any of them, may, for the purposes of this scheme, be taken compulsorily.

*Appropriation of Lands.*

3. Upon the lands constituting the said improvement area dwellings for the working classes shall be erected, which shall be so constructed as to afford the accommodation and to have the sanitary arrangements specified in the particulars set forth in the Schedule to this scheme annexed, and the streets and approaches shown on the plan marked B. No. 13 shall be made, widened, and improved in the lines as nearly as may be as shown on the said plan, and according to the particulars set forth in the Schedule to this scheme annexed.

4. In the appropriation to the aforesaid purposes of the lands constituting the said improvement area, any regulation made for the purposes and in the manner specified in the particulars set forth in the Schedule to this scheme annexed shall be duly observed.

*Execution of Scheme.*

5. The Metropolitan Board of Works shall carry this scheme into execution in accordance with and subject to the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and subject to such conditions and

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A.D. 1878. — modifications as may be prescribed and made under the authority of the said Act, the Provisional Order authorising the execution of this scheme, or the Act confirming such Provisional Order.

*Short Title.*

6. This scheme may be cited for all purposes as "The Metropolitan (Bowman's Buildings, Marylebone) Improvement Scheme, 1878."

Dated this 9th November 1877.

(L.S.)

Sealed by Order,

J. E. WAKEFIELD,

*Clerk of the Board.*

Map marked A. No. 13, and plan marked B. No. 13, referred to in the foregoing scheme.

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SCHEDULE above referred to.

*Particulars referred to in the foregoing Scheme.*

The dwellings to be erected upon the lands constituting the improvement area shall be built in blocks, which shall be so constructed as to contain in the aggregate not less than 362 tenements, which shall be composed of not less than 100 tenements of one room, 222 tenements of two rooms, and 40 tenements of three or more rooms, affording accommodation for not less than 1,330 persons, that is 524 in excess of the number of persons of the working class which will be displaced by the execution of the scheme, and providing 664 rooms for their accommodation, in lieu of 383 rooms now occupied by them.

Each block shall be furnished with waterclosets, sinks with water supply, and dust shoots, according to the number and size of the tenements in such block.

The buildings upon the lands constituting the improvement areas, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings upon the said lands shall be erected according to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries.

*Streets*

Shown on Plan B. No. 13.

Linton Place to be widened to 30 feet to the east of premises in Edgware Road, and extended of the same width into Manning Street.

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ESTIMATE required by Section 5 of the Act.

A.D. 1878.

	£
Cost of land, &c. - - - - -	54,200
Cost of roads, &c. - - - - -	1,500
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Total gross cost - - - - -	55,700
Less recoupment - - - - -	15,000
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Total net cost - - - - -	40,700
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*The Artizans and Labourers Dwellings Improvement Act, 1875.*

THE METROPOLIS (ESSEX ROAD, ISLINGTON)  
IMPROVEMENT.

PROVISIONAL ORDER.

WHEREAS the Metropolitan Board of Works presented to me, the Right Honourable Richard Assheton Cross, one of Her Majesty's Principal Secretaries of State, a petition praying that an Order might be made confirming a scheme prepared by the said Board, under the above-mentioned Act, for the improvement of an area situated in the parish of Saint Mary, Islington, and subject to the jurisdiction of the said Board as the Local Authority under the said Act:

And whereas a copy of the said scheme, and of the estimates with which it was accompanied, is annexed to this Order:

And whereas on consideration of the said petition, and on proof of the publication of the proper advertisements and of the service of the proper notices, I thought fit to proceed with the case, and directed a local inquiry to be made by Mr. D. Cubitt Nichols in or in the vicinity of the area to which the scheme relates, for the purpose of ascertaining the correctness of the official representation made to the Metropolitan Board of Works as to the area, and the sufficiency of the scheme provided for its improvement, and any local objection to be made to such scheme:

And whereas before commencing such inquiry the said D. Cubitt Nichols made public by advertisement his intention to make such inquiry, and stated the time and place at which he would be prepared to hear all persons desirous of being heard upon the subject thereof, in accordance with the provisions of section seventeen of the above-mentioned Act:

And whereas the said D. Cubitt Nichols has reported to me in favour of the said scheme, subject to certain qualifications mentioned in his report:

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A.D. 1878. And whereas the number of persons of the working class that will be displaced by the scheme if carried out in accordance with this Order is estimated to be 1,796, as set forth in the following table :

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
126	1	126	3·17	399
150	2	300	4·60	691
128	3 or more	466	5·52	706
404 Holdings.		892 Rooms.		1,796 Occupants.

Now, in pursuance of the powers vested in me by the said Act, I hereby confirm the said scheme, and authorise the same to be carried into execution, subject to the following conditions and modifications :

With respect to the appropriation of lands, the scheme of the Metropolitan Board shall be read as if in lieu of the plan marked B. No. 12 annexed to the said scheme there was substituted the plan marked G. No. 12 annexed to a copy of this Order, and signed by me and deposited at the Home Office, and as if in lieu of the Schedule B. annexed to the said scheme there was substituted the following :

SCHEDULE B.

The dwellings for persons of the working class to be erected on the lands constituting the improvement area shall be built in blocks, distinguished by the letters A, B, C, D, E, F, G, H, J, K, L, M, N, O, P, Q, R, S, T, U, respectively shown on the plan marked G. No. 12, so signed and deposited as aforesaid, in the situations where the said blocks are to be placed. The blocks A, B, C, and D shall each consist of four storeys, the other blocks shall each consist of five storeys, each storey being not less than eight feet high in the clear, and the blocks shall be so constructed as to provide in the aggregate accommodation for not less than 3,135 persons of the working class, as set forth in the subjoined table :

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
150	1	150	2	300
520	2	1,040	4	2,080
151	3	453	5	755
821 Holdings.		1,643 Rooms.		3,135 Occupants.



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Each block shall, on every storey, according to the number and size of the buildings therein, be furnished with waterclosets, sinks with water supply, and dust shoots. A.D. 1878.

The buildings on the lands constituting the improvement area, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings on the said lands shall be erected according to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries of State.

*Streets.*

As shown on the said plan so signed and deposited as aforesaid:—

Popham Street to be widened to 30 feet, and a new street, 30 feet wide, to be formed in continuation to Essex Road.

A new street, 30 feet wide, to be formed in the line of Anglers Gardens.

Paradise Place to be widened to 30 feet.

Popham Road, otherwise Frog Lane, to be widened to 30 feet between Popham Street and Elder Walk.

RICHD. ASSHETON CROSS.

Home Office, Whitehall,  
3rd April 1878.

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*The Artizans and Labourers Dwellings Improvement Act, 1875.*

METROPOLIS (ESSEX ROAD, ISLINGTON)  
IMPROVEMENT.

SCHEME for the Improvement of certain Lands within the Metropolis, situate in the Parish of Saint Mary, Islington, in pursuance of the Artizans and Labourers Dwellings Improvement Act, 1875.

*Preliminary.*

WHEREAS an official representation under the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, has been made to us by Charles Meymott Tidy, M.B., the Medical Officer of Health to the Parish of Saint Mary, Islington, with reference to certain houses, courts, or alleys within a certain area situate in the said Parish of St. Mary, Islington, and within our jurisdiction, as the local authority within the meaning of the said Artizans and Labourers Dwellings Improvement Act, 1875, to the effect that the houses, courts, or alleys were unfit for human habitation, or that diseases indicating a

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A.D. 1878. — generally low condition of health among the population had been from time to time prevalent within the said area, and that such prevalence might reasonably be attributed to the closeness, narrowness, or bad arrangement, or to the bad condition of the streets and houses, or groups of houses, within such area, or to the want of light, air, ventilation, or proper conveniences, or to other sanitary defects, and that the evils connected with such houses, courts, or alleys, and the sanitary defects in such area could not be effectually remedied otherwise than by an Improvement Scheme for the re-arrangement and re-construction of the streets and houses within such area:

And whereas we, the Metropolitan Board of Works, have taken such representation into our consideration, and being satisfied of the truth thereof, and of the sufficiency of our resources, have passed a resolution to the effect that the said area, which is coloured red upon the plan hereunto annexed, is an unhealthy area, and that an Improvement Scheme ought to be made in respect thereof, and that such Improvement Scheme should also include the lands coloured blue on the plan hereunto annexed:

Now, therefore, we, the Metropolitan Board of Works, in furtherance of such resolution, and in pursuance of the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and of the powers by the said Act conferred upon us, do make the scheme following:—

*Improvement Area.*

1. The area delineated and coloured red and blue on the map marked A. No. 12 to this scheme annexed, on which map the area referred to in the before-mentioned resolution is coloured red and the neighbouring lands are coloured blue, shall constitute the improvement area to which this scheme applies.

*Acquisition of Lands.*

2. The lands constituting the said improvement area, or any of them, may, for the purposes of this scheme, be taken compulsorily.

*Appropriation of Lands.*

3. Upon the lands constituting the said improvement area dwellings for the working classes shall be erected, which shall be so constructed as to afford the accommodation and to have the sanitary arrangements specified in the particulars set forth in the schedule to this scheme annexed, and the streets and approaches shown on the plan marked B. No. 12 shall be made, widened, and improved in the lines as nearly as may be as shown on the said plan, and according to the particulars set forth in the schedule to this scheme annexed.

4. In the appropriation to the aforesaid purposes of the lands constituting the said improvement area, any regulation made for the purposes and in the manner

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specified in the particulars set forth in the schedule to this scheme annexed A.D. 1878. shall be duly observed.

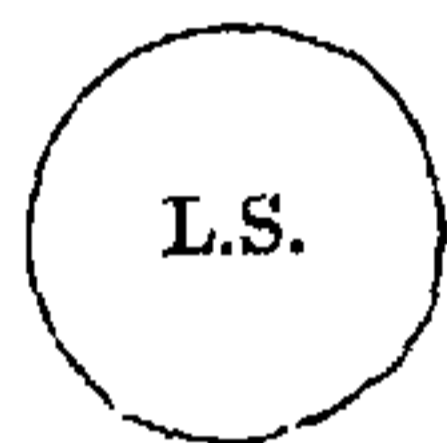
*Execution of Scheme.*

5. The Metropolitan Board of Works shall carry this scheme into execution in accordance with and subject to the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and subject to such conditions and modifications as may be prescribed and made under the authority of the said Act, the Provisional Order authorising the execution of this scheme, or the Act confirming such Provisional Order.

*Short Title.*

6. This scheme may be cited for all purposes as the Metropolis (Essex Road, Islington) Improvement Scheme, 1878.

Dated this 9th day of November 1877.



Sealed by Order,  
J. E. WAKEFIELD,  
*Clerk of the Board.*

Map marked A. No. 12, and plan marked B. No. 12, referred to in the foregoing scheme.

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SCHEDULE above referred to.

*Particulars referred to in the foregoing Scheme.*

The dwellings to be erected upon the lands constituting the improvement area shall be in blocks, which shall be so constructed as to contain in the aggregate not less than 950 tenements, which shall be composed of not less than 250 tenements of one room, 550 tenements of two rooms, 150 tenements of three rooms, affording accommodation for not less than 3,600 persons, that is 1,800 in excess of the number of persons of the working class which will be displaced by the execution of the scheme, and providing 1,800 rooms for their accommodation, in lieu of 892 rooms now occupied by them.

Each block shall be furnished with waterclosets, sinks with water supply, and dust shoots, according to the number and size of the tenements in such block.

The buildings upon the lands constituting the improvement area, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings upon the said lands shall be erected according to

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A.D. 1878. regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries.

*Streets*

Shown on Plan B. No. 12.

Popham Street to be widened to 30 feet, and a new street, 30 feet wide, to be formed in continuation to Essex Road.

A new street, 30 feet in width, to be formed in the line of Anglers' Gardens.

Paradise Place to be widened to 30 feet.

Popham Road, otherwise Frog Lane, to be widened to 30 feet between Popham Street and Elder Walk.

ESTIMATE required by Section 5 of the Act.

Cost of land, &c.	-	-	-	-	£ 110,600
Cost of Roads, &c.	-	-	-	-	10,000
Total gross cost	-	-	-	-	120,600
Less recoupment	-	-	-	-	43,500
Total net cost	-	-	-	-	<u>77,100</u>

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